



ACTION AGENDA Huntington Beach Planning Commission

Tuesday, May 10, 2016
CANCELLED - Study Session, Council Chambers
7:00 PM - Regular Meeting
Huntington Beach Civic Center
2000 Main Street, Huntington Beach, CA 92648
<http://www.huntingtonbeachca.gov>

5:15 PM - STUDY SESSION - CANCELLED

7:00 PM - COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Vice-Chair Semeta

P P P P A P P

ROLL CALL: Crowe, Kalmick, Semeta, Pinchiff, Mandic, Brenden, Hoskinson

Commissioner Mandic was absent.

AGENDA APPROVAL – *APPROVED 6-0-1 (Mandic - Absent)*

A. PUBLIC COMMENTS

Tarrik Shawa, resident, spoke regarding Commissioner Hoskinson's appeal of the Davenport Marina Project. He expressed concern about the project and noted that he would be contacting each Planning Commissioner to describe his concerns with the proposed project.

B. PUBLIC HEARING ITEMS

- B-1. CONDITIONAL USE PERMIT NO. 16-009/ VARIANCE NO. 16-001 (SUNSET BEACH MIXED USE – CONTINUED FROM THE APRIL 26, 2016 PLANNING COMMISSION MEETING)** Applicant: Julio Gener, Studio Architects **Property Owner:** Jimmy Yanez **Request:** To construct a 3,587 sq. ft. mixed use building consisting of a 1,795 sq. ft. retail/service business and a 1,793 sq. ft. residential unit above the first floor on an existing 2,700 sq. ft. lot with a reduction in required parking for the mixed use project, and a request for a corner visibility triangle of 9x9 ft. in lieu of the required 17x17 ft. corner visibility triangle. The project includes a variance request for tandem residential and commercial parking, no onsite vehicular circulation, and 75% tandem parking spaces for the commercial parking in lieu of the allowed maximum of 40% tandem for commercial parking. The project is located in the non-certified portion of the City's Local Coastal Program within the Sunset Beach Specific Plan area and includes a review via an "Approval in Concept" process for referral to California Coastal Commission.
Location: 16741 Pacific Coast Highway, 90742 (at the southwest corner

of PCH and 16th St., Sunset Beach) **Environmental Status:** The project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act. **City Contact:** John Ramirez

Staff Recommended Action:

Deny Conditional Use Permit No. 16-009, Variance No. 16-007 and the request for an "Approval in Concept," with findings for denial (Attachment No. 1).

CONTINUED TO THE JULY 12, 2016 PLANNING COMMISSION MEETING, 6-0-1 (Mandic – Absent)

B-2. CONDITIONAL USE PERMIT NO. 15-062 (NO KA OI LIVE ENTERTAINMENT)

Applicant: Mike Adams, Adams & Associates

Property Owner: CDB Land and Farming, LLC, Dennis Boggeln

Request: To permit live entertainment at an existing eating and drinking establishment with alcohol consisting of: a) hula performers and acoustic band performers within a 40 sq. ft. area located outdoors within the rear patio, b) karaoke within a 10 sq. ft. area located indoors within the bar/dining room, and c) relief from two provisions of Resolution No. 2013-24 regarding minimum seating capacity and maximum number of performers. **Location:** 215 Main Street, 92648 (west side of Main St., between Olive Ave. and Walnut Ave.) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. **City Contact:** Ethan Edwards

Staff Recommended Action:

Recommend approval of Conditional Use Permit No. 15-062 with suggested findings and conditions of approval and forward to the City Council for action (Attachment No. 1).

RECOMMENDED APPROVAL WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL AND FORWARDED TO THE CITY COUNCIL, 6-0-1 (Mandic – Absent)

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED JANUARY 26, 2016

Recommended Action:

"Approve the January 26, 2016, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED 6-0-1 (Mandic – Absent)

C-2. PLANNING COMMISSION MINUTES DATED MARCH 8, 2016

Recommended Action:

"Approve the March 8, 2016, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED 6-0-1 (Mandic – Absent)

C-3. PLANNING COMMISSION MINUTES DATED MARCH 22, 2016

Recommended Action:

"Approve the March 22, 2016, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED 6-0-1 (Mandic – Absent)

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning and Building - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning and Building – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Jane James, Planning Manager – reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS - NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Kalmick reported that the Bolsa Chica Land Trust had come to an agreement with the property owners to purchase the remaining undeveloped land on the Goodell and Ridge properties in the Bolsa Chica Wetlands.

Commissioner Brenden reported on recent events he attended in the city.

Vice-Chair Semeta reported on upcoming events in the city.

ADJOURNMENT: Adjourned at 9:15 PM to the next regularly scheduled meeting on Tuesday, May 24, 2016, at 5:15 PM.